Record & Return to
Steitemeier & Westbrook, Attorneys
2002 Richard Jones Rd., C-101
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
FIDELITY RESIDENTIAL SOLUTIONS
10010 SAN PEDRO AVE.
SAN ANTONIO, TX 78216

Davidson County DEEDWARR
Recvd: 05/17/04 15:58 2pgs
Fees:13.00 Taxes:493.95
20040517-0057702

WARRANTY DEED

THIS INDENTURE, made this 14 day of March, 2004 between **SUBIR BAKSHI AND WIFE, SHILPA SETHI, N/K/A SHILPA BAKSHI** of **DAVIDSON** County, Tennessee, First Parties, and **PRUDENTIAL RESIDENTIAL SERVICES, LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP** of **WESTCHESTER** County, NEW YORK, Second Parties,

WITNESSETH: that said First Parties, for and in consideration of the sum of ONE DOLLAR ($1.00) and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged,

have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 15 ON THE PLAN OF FIRST REVISION, VILLAGES OF LARCHWOOD, PHASE II, SECTION II, AS OF RECORD IN BOOK 9700, PAGE 530 AND BOOK 9700, PAGE 627, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO SUBIR BAKSHI AND WIFE, SHILPA SETHI BY DEED FROM ROBERT SIMONI AND WIFE, SUSAN L. SIMONI OF RECORD IN INSTRUMENT NO 20030605-0077730, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is expressly made subject to any and all restrictions, reservations and conditions contained in former deeds and binding on said property.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

20 04 PROPERTY TAXES WHICH ARE A LIEN, NOT YET DUE AND PAYABLE WHICH ARE PRORATED BETWEEN THE PARTIES HEREIN

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all person whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said First Parties hereunder set their hands and seals the day and year first above written.

SUBIR BAKSHI

S. Bakshi

SHILPA BAKSHI

STATE OF TN
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **SUBIR BAKSHI**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 11th day of March, 2004.

Notary Public, South Carolina, State at Large
My Commission Expires Oct. 16, 2006

My commission expires: _____

(NOTARY SEAL)

Debbie L. Reed

Notary Public
Printed name: Debbie L. Reed

STATE OF SC
COUNTY OF Aiken

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **SHILPA BAKSHI**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 11th day of March, 2004.

Notary Public, South Carolina, State at Large
My Commission Expires Oct. 16, 2006

Debbie L. Reed
Notary Public
Printed name: Debbie L. Reed

My commission expires:
(NOTARY SEAL)

PROPERTY OWNER:
PRUDENTIAL RESIDENTIAL SERVICES
200 SUMMIT LAKE DRIVE
VAHALLA, NY 10595

PARCEL # MAP 108-04-0-A PARCEL 70.00CO

RESPONSIBLE TAXPAYER:
PRUDENTIAL RESIDENTIAL SERVICES
200 SUMMIT LAKE DRIVE
VAHALLA, NY 10595

I, or We, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer, whichever is greater, is $ 133,500, which amount is equal or greater than the amount which the property would command at a fair and voluntary sale.

Becky Jarrell
Affiant

State Texas County Bexar

Subscribed and sworn to before this 14 day of May, 2004

Victoria Martinique Hill
Notary Public

My Commission Expires:
08-22-2007

VICTORIA MARTINIQUE HILL
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 08-22-2007